



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2016-74
 Petition of Eric LaPlaca
 65 Lincoln Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 8, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Eric LaPlaca requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition over and construction underneath an existing first floor structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on a 12,505 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 65 Lincoln Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The existing ridge line height from average grade is 36.8 feet.

On August 22, 2016, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Eric LaPlaca and Matthew Holmes, Architect.

Mr. LaPlaca said that the request is for a special permit because it is a nonconforming lot. He said that they will not expand the existing footprint. He said that they will put a basement under an existing first floor and add a second and third floor that will allow them to fix the second floor plan, which is strange and choppy.

Mr. LaPlaca said that he spoke with the neighbors. He said that the Young's submitted a letter of support. The Board said that it received a letter of support from Ken Roberts as well.

Mr. LaPlaca said that this will clear up the aesthetics at the rear of the house. He said that you will not see the construction from the front of the house.

The Board asked about the height of the new addition. Mr. Holmes said that the new peak on the gable is 35 feet, which is close to the maximum ridge height. He said that they will be keeping the new ridge below the existing ridge. He said that they will submit a letter that describes the height from average grade for the new roof ridge. He said that the existing ridge is 36.8 feet.

There was no one present at the public hearing who wished to speak to the petition.



Statement of Facts

The subject property is located at 65 Lincoln Road, on a 12,505 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, with a minimum left side yard setback of 16.3 feet. The existing ridge line height from average grade is 36.8 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a two-story addition over and construction underneath an existing first floor structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on a 12,505 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 65 Lincoln Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 7/2/16, revised 7/25/16, stamped by Frank Iebba, Professional Land Surveyor, and Existing & Proposed Floor Plans and Elevation Drawings, dated 5/9/16, revised 5/15/16 & 5/24/16, prepared by Matthew Holmes, Architect, were submitted.

On September 7, 2016, the Planning Board reviewed the petition and recommended that action be deferred.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that construction of a two-story addition over and construction underneath an existing first floor structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on a 12,505 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a two-story addition over and construction underneath an existing first floor structure that will meet all setback requirements, on an existing nonconforming structure with less than required left side yard setbacks, on a 12,505 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 65 Lincoln Road, subject to the following condition:

- Documentation from a Registered Land Surveyor for the new ridge line height from average grade shall be submitted.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

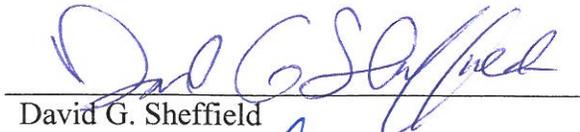
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WELLESLEY MASS 01982
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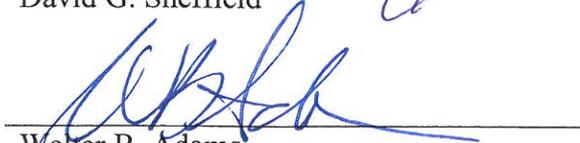
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


David G. Sheffield


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

WELLESLEY COUNTRY CLUB

N 24°03'30" E
125.05'

ROOF RIDGE 115.7
FIRST FLOOR 82.6

X73.5

X78.7

X79.2



N/F LXI LINCOLN RD LLC

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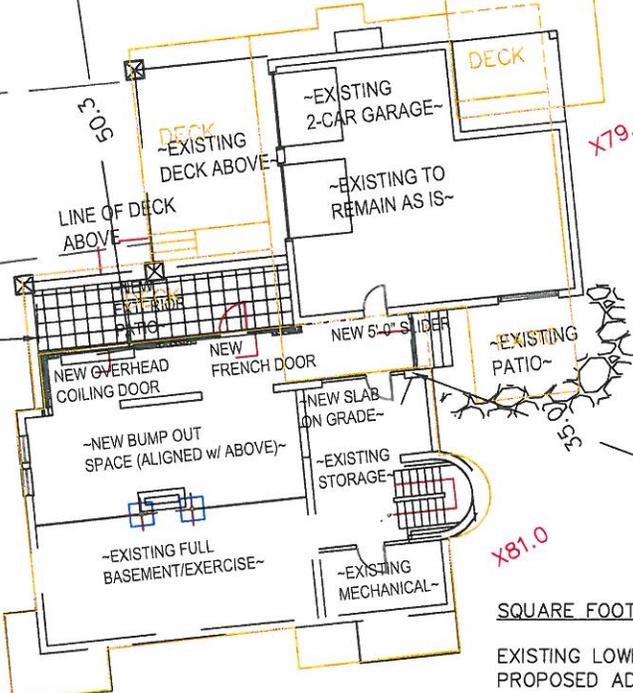
N/F PARIZEAU
WELLESLEY REALTY TRUST

N 61°44'50" W
129.66'

X79.4

X81.7

AVG GRADE 78.9



SQUARE FOOTAGES:

EXISTING LOWER LEVEL (BASEMENT) = 2,024 S.F.
PROPOSED ADDITION (LOWER LEVEL) = 220 S.F.

(NOTE: THESE ARE GROSS S.F. NUMBERS
NOT INTERIOR HABITABLE S.F.)

OVERALL ADDITION VS. EXISTING SQUARE FOOTAGES:

EXISTING HOUSE S.F. = 7,315 S.F.
ADDITION S.F. = 576 S.F.
7,315 S.F. X 10% = 732 S.F.
(THEREFORE ADDITION IS LESS THAN 10% OF EXISTING)

AREA: 12505 SF REC(12727 SF CALC)

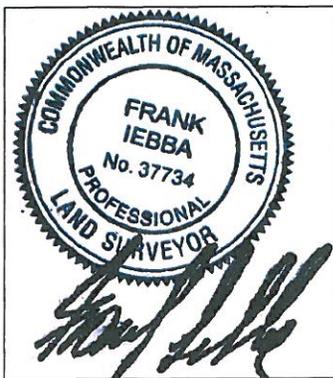
PROP LOT COVER 22 %
EXIST LOT COVER 22 %

A70.34' (REC 71.16)
R185.38'

LINCOLN ROAD

OWNER:
ERIC W AND
JOANNA C LAPLACA
BOOK 4674 PAGE 495

BUILDING ZONE: SR20 SINGLE RESIDENCE
ASSESSOR'S REFERENCE: MAP 39 PARCEL 5



PROPOSED ADDITION
65 LINCOLN ROAD
WELLESLEY, MA
SCALE: 1 IN = 20 FT
JULY 2, 2016 AUG 15, 2016
JULY 25, 2016

ESSEX ENG. & SURVEY
PO BOX 620622 NEWTON LOWER FALLS
MA. 02462-0622

617-797-7342

FRANK.IEBBA@GMAIL.COM

ESSEX ENGINEERING AND SURVEY

1191 Washington Street

Newton Ma., 02465

617-797-7342

Frank.lebba@gmail.com

SEPT 15, 2016

RE: 65 Lincoln Rd., Wellesley, Ma.

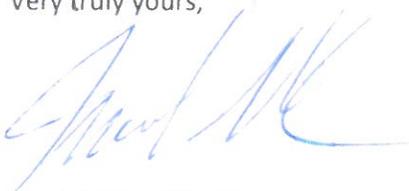
To whom it may concern:

In reference to the above project, the information requested is as follows:

1. Average grade is as shown on the site plan and is 78.9
2. Existing roof ridge is 115.7
3. The proposed roof ridge is 114.7

Please contact me with any questions.

Very truly yours,



Frank lebba, PLS, PE